

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date of this Notice: January 13, 2025

Substitute Trustee: Matthew J. Badders

Substitute Trustee's Address: 2632 Broadway Suite 401-S
San Antonio, Texas 78215

Prior Trustee: Amanda Trapp

Prior Trustee's Address: 1095 Evergreen Circle
The Woodlands, Texas 77380

Mortgagee / Beneficiary: Larry D. Corbin, Trustee of the Corbin Family Revocable Trust

Note: Dated May 3, 2021, executed by SOURCE-201 LLC as original Maker thereunder in the original principal amount of Two-Million Nine Hundred Twenty-Five Thousand and 00/100 Dollars (\$2,925,000.00), subject to the Assignment and Assumption Agreement dated September 23, 2021, whereby SOURCE-377RM, LLC, as Assignee thereunder assumed all liability under said Note, and Lender/Holder thereunder is Larry D. Corbin, Trustee for Corbin Family Revocable Trust

Deed of Trust:

Date: September 16, 2021

Grantor: SOURCE-377RM, LLC

Mortgagee: Larry D. Corbin, Trustee of the Corbin Family Revocable Trust

Recording Information: Document No. 2021010793, Real Property Records of Medina County, Texas.

Property: Being a 377.10 acre tract of land situated about 14.2 miles N 68° E of Hondo in Medina County, Texas and being approximately 252.03 acres out of Survey No. 454, Abstract No. 512, Joseph Haby, Sr., original grantee and approximately 125.07 acres out of Survey No. 1, Abstract No. 842, William G. Still, original grantee, and being all of a 298.583 acre tract conveyed from James R. Blair, Jr. & Bettina Blair Jones to Thomas M. Page, Jr., et ux by deed dated September 15, 1993 and recorded in Volume 204, Page

751 of the Official Public Records of Medina County, Texas, and all of a 78.52 acre tract conveyed from Annie Carle to Thomas M. Page, Jr. by deed dated May 20, 1998 and recorded in Volume 321, Page 835 of said official public records, and being more particularly described in Exhibit A, to the Special Warranty Deed recorded as instrument 2021010792 in the Real Property Records of Medina County, Texas, incorporated within for all purposes.

County: Medina County, Texas.

Date of Sale of Property: **Tuesday, February 4, 2025**

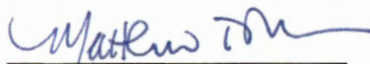
Earliest Time of Sale of Property
(between 10:00 a.m. and 4:00 p.m.): 10:00 a.m.

Place of Sale of Property: The area of the County Courthouse in Medina County, Texas, which has been designated by the Commissioner's Court as the area where sales of real property under contract lien are to take place. Said area being located on the East side of the Medina County Courthouse Annex, 1300 Avenue M, Hondo, Texas 78861, near the front entrance.

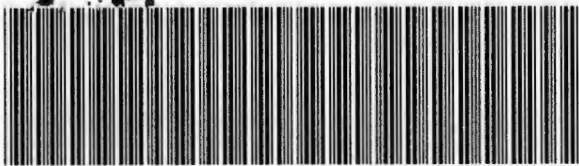
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Mortgagee / Beneficiary has appointed MATTHEW J. BADDERS as the Substitute Trustee under the Deed of Trust. Mortgagee / Beneficiary has instructed the Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the earliest time stated above or within three hours after that time. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



Matthew J. Badders
Substitute Trustee



VG-42-2025-25-000008

Medina County
Gina Champion
Medina County Clerk

Instrument Number: 25-000008

Foreclosure Posting

Recorded On: January 13, 2025 02:02 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$2.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 25-000008
Receipt Number: 20250113000038
Recorded Date/Time: January 13, 2025 02:02 PM
User: Kimberly B
Station: CCMARRIAGE1

Record and Return To:

DROUGHT DROUGHT & BOBBITT LLP



STATE OF TEXAS
Medina County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Medina County, Texas

Gina Champion
Medina County Clerk
Medina County, TX